

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1486/92

Alban Housing Association  
22A Hall Place Gardens  
St. Albans  
Herts  
AL1 3SF

Colin Eades Partnership  
83 Tilehouse Street  
Hitchin  
Herts  
SG5 2DY

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

St. Benedicts Church, Peascroft Rd/Barnacres, Hemel Hempstead

6 DWELLING UNITS

Your application for *full planning permission* dated 19.11.1992 and received on 20.11.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet.

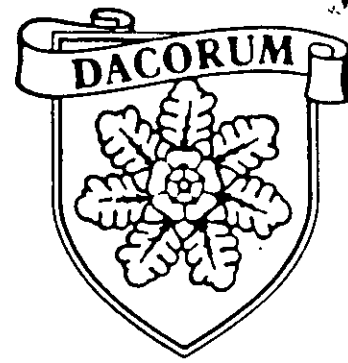
Director of Planning.

Date of Decision: 07.01.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1486/92

Date of Decision: 07.01.1993



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

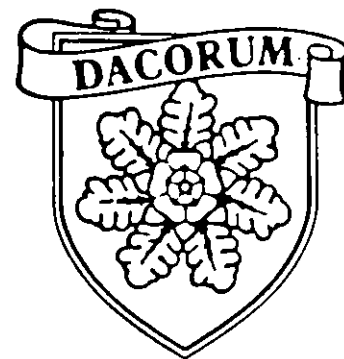
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 92.52/01 Rev A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1486/92



8. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

9. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

<u>Ref No</u>	<u>Development</u>	<u>Date of Permission</u>
4/1033/86	7 Old Persons Dwellings, Extension to Church and Car Parking	20.1.88

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented, and no part of the development hereby permitted shall be implemented if any part of the development granted under ref No. 4/1033/86 is at any time carried out.

Reason: For the avoidance of doubt.

10. Full details of the proposed levels, surfacing and boundary treatment to the car park areas shall be submitted to and approved prior to the commencement of works on the site.

Reason: In the interests of residential amenity.